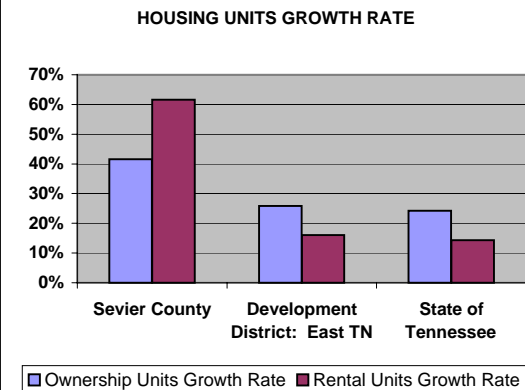
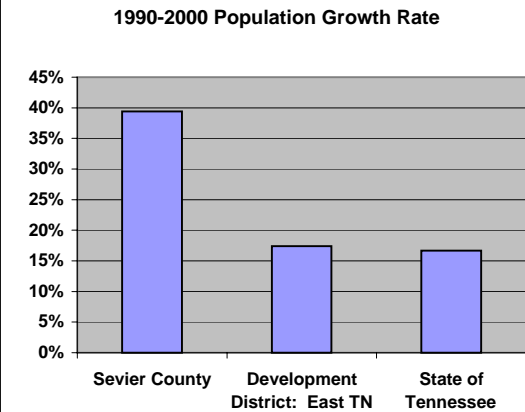


Population and Housing Market Profiles: Sevier County

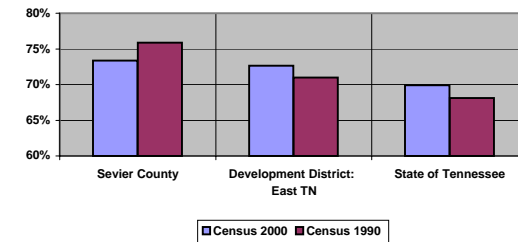
	Sevier County	Development District: East TN	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	71,170	1,045,366	5,689,283
<i>1990-2000 Population Growth Rate</i>	39.4%	17.4%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	477	49,927	953,349
<i>1990-2000 Growth Rate</i>	120.8%	17.0%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	498	10,145	73,505
<i>1990-2000 Growth Rate</i>	145.3%	95.0%	130.9%
Hispanic population			
<i>Census 2000</i>	884	14,839	123,838
<i>1990-2000 Growth Rate</i>	273.0%	247.8%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	20,885	307,639	1,561,363
<i>Ownership Units Growth Rate</i>	41.5%	25.9%	24.3%
<i>Owner Market Vacancy rates</i>	2	1.2 to 2.5	2.0
Rental Units			
<i>Census 2000</i>	7,582	115,877	671,542
<i>Rental Units Growth Rate</i>	61.6%	16.1%	14.3%
<i>Renter Market Vacancy rates</i>	17.2	7.2 to 17.2	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	11.6%	25.1%	25.4%
<i>Percent of units built after 1990</i>	41.4%	26.0%	23.5%



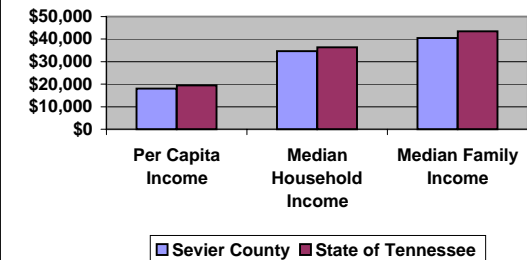
Population and Housing Market Profiles: Sevier County

	Sevier County	Development District: East TN	State of Tennessee
HOMEOWNERSHIP RATES			
<i>Census 2000</i>	73.4%	72.6%	69.9%
<i>Census 1990</i>	75.9%	71.0%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	55.1%	45.6%	50.5%
<i>Census 1990</i>	63.3%	46.6%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	45.1%	45.1%	50.3%
<i>Census 1990</i>	40.4%	38.0%	45.1%
Hispanic			
<i>Census 2000</i>	36.8%	39.9%	35.8%
<i>Census 1990</i>	64.4%	53.4%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$18,064	\$12,925 to \$21,875	\$19,393
<i>Median Household Income</i>	\$34,719	\$24,093 to \$40,401	\$36,360
<i>Median Family Income</i>	\$40,474	\$28,595 to \$49,182	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	67%	N/A	58%
<i>Median Household Income</i>	51%	N/A	47%
<i>Median Family Income</i>	54%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	7,517	141,696	746,789
<i>Families below Poverty Level</i>	1,713	30,379	160,717
<i>% of Persons below Poverty Level</i>	10.7%	13.9%	13.5%

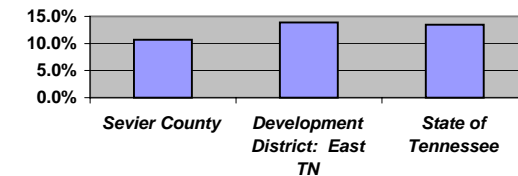
Homeownership Rates: 1990 & 2000



Income Statistics (2000 Census)



% of Persons below Poverty Level



Population and Housing Market Profiles: Sevier County

	Sevier County	Development District: East TN	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$112,500	\$60,200 to \$112,500	\$93,000
<i>1990-2000 increase in home value</i>	81.2%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	19.2%	18.5%	19.9%
<i>Owner-cost Over 35 percent of income</i>	14.0%	13.7%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$513	\$334 to \$513	\$505
<i>1990-2000 increase in Gross Rent</i>	47.8%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	34.9%	37.7%	37.9%
<i>Gross Rent Over 35 percent of income</i>	28.3%	30.7%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	188	2,662	14,340
<i>Lacking complete kitchen facilities</i>	158	2,208	13,324
<i>Over crowding (over 1 person per room)</i>	636	7,879	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	69.4%	58.3%	52.1%
<i>Utility Gas</i>	12.8%	28.5%	36.0%
<i>Bottled or LP Gas</i>	9.0%	6.5%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	20.5%	19.3%	20.7%
<i>Moved into the unit in 1995 or later</i>	50.5%	47.4%	49.6%
<i>Moved into the unit in 1990 or later</i>	67.4%	63.8%	65.7%
Mobile Home Units (2000 Census)			
	6,431	68,191	268,876

